Cardinal Environmental Consultants, Inc.
2681 Dow Avenue, Suite C-1
Tustin, CA 92780
Phone: (714) 730-5931
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Date: September 17th, 2026

Owner/Client: Laguna Beach Unified School District
550 Blumont Street
Laguna Beach, CA 92651

Attention: Mr. Ryan Zajda

SUBJECT: **RESULTS OF THE 3 YEAR RE-INSPECTION OF ASBESTOS CONTAINING MATERIALS**: **LAGUNA BEACH USD**

Dear Mr. Zajda:

In August of 2026, Cardinal completed the re-inspection of the previously identified asbestos-containing materials within the district, as mandated by the Asbestos-Hazard Emergency Response Act (AHERA.) All such remaining materials were found and evaluated as to their hazard potential. Some materials have been removed but no damage was observed. Our report and recommendations for ongoing management of the materials is attached.

All materials have been found to be in good condition. No additional action is required beyond the routine operations and maintenance schedule.

As required by the AHERA regulations, the availability of this information should be made known to facility personnel. Furthermore, it should be given to any District personnel or contractor doing maintenance or construction work at the facility.

Sincerely yours,

CARDINAL ENVIRONMENTAL CONSULTANTS INC.,
A California Corporation
By:

Ronald R. McDaniel
California Certified Asbestos Consultant #01-2865

AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District **LBUSD** **Inspection Date: 8/28/2026**

District Administraction Facility **LB004**

Building	Business Center	**Quantity**	1 EA	**Comments**
Location	South Exterior	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Transite Pipe	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Business Center	**Quantity**	40 SF	**Comments**
Location	Vault	**Condition**	**GOOD**	Found to be in good condition
		Potential for Disturbance	LOW	
Description	Linoleum & Mastic	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Data Center	**Quantity**	6 SF	**Comments**
Location	Custodial Closet	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Data Center	**Quantity**	300 SF	**Comments**
Location	Office	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Facilities Office	**Quantity**	900 SF	**Comments**
Location	Interior Ceiling	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Acoustic Ceiling Texture	**Hazard Ranking**	*	**Recommended Response Action**
		Type	SURF	N.A.
		Friable Non-Friable	F	

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Inspector Signature

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"Verify ACM" = Possible asbestos-containing material not yet sampled.

Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

District Transportation Facility — LB006

Building	Transporation	**Quantity**	16 EA	**Comments**
Location	Heater Room & DHW Tank	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Pipe Elbows/ Insulation	**Hazard Ranking**	*	**Recommended Response Action**
		Type	TSI	N.A.
		Friable Non-Friable	F	
Building	Transportation	**Quantity**	510 SF	**Comments**
Location	2nd Floor Lounge	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	9x9 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Transportation	**Quantity**	195 SF	**Comments**
Location	Back Room, Hallway & Restrooms	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Transportation	**Quantity**	228 SF	**Comments**
Location	Duram Office & Back Storage Room	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Transportation	**Quantity**	1 EA	**Comments**
Location	Heater Room	**Condition**	**GOOD**	Assumed present in old furnace equipment.
		Potential for Disturbance	LOW	
Description	Gasket	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Transportation	**Quantity**	100 SF	**Comments**
Location	Men's Restroom, Attic & Behind Walls	**Condition**	**GOOD**	Removed in accessible areas, assumed present behind walls & above ceilings.
		Potential for Disturbance	LOW	
Description	Pipe Elbows/ Insulation	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

District Transportation Facility — LB006

Building	Transportation	**Quantity**	1,200 SF	**Comments**
Location	Men's Restroom, Office, Storage Supply Room & Plumbing Storage	**Condition**	**GOOD**	Found to be in good condition.
		Potential for Disturbance	MOD	
Description	Drywall/ Joint Compound	**Hazard Ranking**	2	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Transportation	**Quantity**	210 SF	**Comments**
Location	Office & Hallway	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	9x9 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	

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Inspector Signature

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

El Morro Elementary School — LB005

Building	Administration	**Quantity**	1,700 SF	**Comments**
Location	Stage & Kitchen	**Condition**	**REMOVED**	REMOVED - New Drywall
		Potential for Disturbance	N.A.	
Description	Drywall/ Joint Compound	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	F	
Building	Classroom 17	**Quantity**	4 EA	**Comments**
Location	Classroom 17 - Heater Closet	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Fire Doors	**Hazard Ranking**	*	**Recommended Response Action**
		Type	TSI	N.A.
		Friable Non-Friable	F	
Building	Classrooms 18-20	**Quantity**	100 SF	**Comments**
Location	Classrooms 18-20	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Transite Window Panels	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Classrooms 41-44	**Quantity**	100 SF	**Comments**
Location	Classrooms 41-44	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Transite Window Panels	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	NF	

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Inspector Signature

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

Laguna Beach High School — LB003

Building	Administration	**Quantity**	2,500 SF	**Comments**
Location	Exterior Walls, Ceiling & Covered Walkway	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Stucco	**Hazard Ranking**	1	**Recommended Response Action**
		Type	SURF	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Administration	**Quantity**	4 EA	**Comments**
Location	Faculty Room, Nurse Office & Office	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Ligh Heat Sheilds	**Hazard Ranking**	*	**Recommended Response Action**
		Type	TSI	N.A.
		Friable Non-Friable	F	
Building	Administration	**Quantity**	294 SF	**Comments**
Location	Health Office & Custodial Room	**Condition**	**GOOD**	White - Beige - Light Green / Some Areas Removed - Exposed in Custodial Room - Under 12x12 in Nurse's Office
		Potential for Disturbance	LOW	
Description	9x9 Vinyl Floor Tile & Mastic	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Boy's Locker Room	**Quantity**	9 EA	**Comments**
Location	Mechanical Room 206	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Boy's Locker Room	**Quantity**	126 SF	**Comments**
Location	Mechanical Room 206	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Tank Insulation	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

Laguna Beach High School — LB003

Building	Boy's Locker Room	**Quantity**	2 EA	**Comments**
Location	Mechanical Room 206	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Fire Doors	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Boy's Locker Room	**Quantity**	224 SF	**Comments**
Location	Physical Therapy Room	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Classrooms 90-92	**Quantity**	2,850 SF	**Comments**
Location	Classrooms 90-92	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Stucco	**Hazard Ranking**	1	**Recommended Response Action**
		Type	SURF	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Girl's Locker Room	**Quantity**	450 LF	**Comments**
Location	Crawlspace	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Pipe Insulation	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Theater	**Quantity**	875 SF	**Comments**
Location	Stage Area	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Fire Curtain	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Theater	**Quantity**	4 EA	**Comments**
Location	West Fan Room, Stairs, Access Door, Office & Projection Room	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Fire Door	**Hazard Ranking**	*	**Recommended Response Action**
		Type	TSI	N.A.
		Friable Non-Friable	F	

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Laguna Beach Unified School District **LBUSD** **Inspection Date: 8/28/2026**

Laguna Beach High School **LB003**

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Inspector Signature

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District **LBUSD** **Inspection Date: 8/28/2026**

Thurston Middle School **LB002**

Building	F Building	**Quantity**	64 SF	**Comments**
Location	F3 Storage Room	**Condition**	**GOOD**	White - Found to be in good condition - November 2019
		Potential for Disturbance	LOW	
Description	9x9 Vinyl Floor Tile & Mastic	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Library	**Quantity**	18 EA	**Comments**
Location	Above Ceiling	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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Inspector Signature

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

Top of The World Elementary School — LB001

Building	Administration	**Quantity**	4 EA	**Comments**
Location	Hallway	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Fire Doors	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Administration	**Quantity**	198 SF	**Comments**
Location	Library	**Condition**	**GOOD**	Some cracking - Gray Floor Tile - Found to be in good condition -
		Potential for Disturbance	LOW	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Administration	**Quantity**	20 SF	**Comments**
Location	M-9	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Acoustic Ceiling Texture	**Hazard Ranking**	*	**Recommended Response Action**
		Type	SURF	N.A.
		Friable Non-Friable	F	
Building	Administration	**Quantity**	8 EA	**Comments**
Location	Mechanical Room	**Condition**	**GOOD**	Above Ceilings & Behind Walls - Not Accessible
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Administration	**Quantity**	2 EA	**Comments**
Location	Staff Restroom	**Condition**	**REMOVED**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	16" Light Heat Sheild	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Cafeteria	**Quantity**	2 EA	**Comments**
Location	Chair Storage	**Condition**	**GOOD**	Above Ceilings & Behind Walls - Not Accessible
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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Laguna Beach Unified School District — LBUSD — Inspection Date: 8/28/2026

Top of The World Elementary School — LB001

Building	Cafeteria	**Quantity**	3,000 SF	**Comments**
Location	Interior Walls	**Condition**	**GOOD**	Found to be in good condiiton -
		Potential for Disturbance	LOW	
Description	Drywall/ Joint Compound	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Cafeteria	**Quantity**	1 EA	**Comments**
Location	Kitchen	**Condition**	**GOOD**	Above Ceilings & Behind Walls - Not Accessible
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Cafeteria	**Quantity**	30 SF	**Comments**
Location	M-9	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	Acoustic Ceiling Texture	**Hazard Ranking**	*	**Recommended Response Action**
		Type	SURF	N.A.
		Friable Non-Friable	F	
Building	Cafeteria	**Quantity**	800 SF	**Comments**
Location	M-9	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Drywall/ Joint Compound	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Cafeteria	**Quantity**	840 SF	**Comments**
Location	M-9	**Condition**	**REMOVED**	REMOVED
		Potential for Disturbance	N.A.	
Description	12x12 Vinyl Floor Tile & Mastic	**Hazard Ranking**	*	**Recommended Response Action**
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Cafeteria	**Quantity**	680 SF	**Comments**
Location	Stage Area	**Condition**	**GOOD**	Found to be in good condition -
		Potential for Disturbance	LOW	
Description	Drywall/ Joint Compound	**Hazard Ranking**	1	**Recommended Response Action**
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS - 1

Laguna Beach Unified School District **LBUSD** **Inspection Date: 8/28/2026**

Top of The World Elementary School **LB001**

Building	U-1 & U-2	**Quantity**	1 EA	**Comments**
Location	Maintenance Work Room	**Condition**	**GOOD**	Above Ceilings & Behind Walls - Not Accessible
		Potential for Disturbance	LOW	
Description	Pipe Elbows	**Hazard Ranking**	1	**Recommended Response Action**
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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